

# HENRY HANLEY FOR ALMSHOUSES

England & Wales · Charity number 220718

## Details

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**Other names** HANLEY AND GELLESTROPE

**Status** Registered

**Legal form** Other

**Registered** 1963-08-06

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Nottingham City Homes  
Loxley House  
Station Street  
Nottingham  
NG2 3NJ

**Phone** 01157469074

## Activities

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**Objects:** PROVISION OF ALMHOUSES FOR POOR PERSONS OF GOOD CHARACTER WHO ARE RESIDENT AT THE TIME OF THEIR APPOINTMENT OR ELSEWHERE.

**Activities:** Provide almshouse accommodation to poor persons of good character by letting of its nine properties.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** The General Public/mankind

## Geography

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- **Area of benefit:** CITY OF NOTTINGHAM
- Nottingham City

## Finances

| Period end | Income  | Expenditure | Assets | Employees |
|------------|---------|-------------|--------|-----------|
| 2025-03-31 | £45,440 | £40,726     | -      | -         |
| 2024-03-31 | £41,085 | £22,989     | -      | -         |
| 2023-03-31 | £44,215 | £21,770     | -      | -         |
| 2022-03-31 | £42,848 | £18,449     | -      | -         |
| 2021-03-31 | £40,212 | £20,511     | -      | -         |

## Trustees

| Name                       | Role | Appointed  |
|----------------------------|------|------------|
| Councillor Ethan Radford   |      | 2019-09-30 |
| Councillor Maria Joannou   |      | 2019-09-30 |
| Councillor Phil Jackson    |      | 2019-09-30 |
| Councillor Rebecca Langton |      | 2019-09-30 |
| Councillor Wendy Smith     |      | 2013-11-06 |

## Linked charities

- ELIZABETH GELLESTEROPE FOR ALMSHOUSES (220718-1)

**HENRY HANLEY FOR ALMSHOUSES**

England & Wales - Charity number 220718

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# Accounts

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Charity registration number: 220718

# Hanley & Gellestrobe Charities

known as

Henry Hanley for Almshouses

Annual Report and Financial Statements

for the Year Ended 31 March 2025

Community Accounting Plus  
Units 1 & 2 North West  
41 Talbot Street  
Nottingham  
NG1 5GL

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**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Contents (continued)**

|                                      |         |
|--------------------------------------|---------|
| Reference and Administrative Details | 1       |
| Trustees' Report                     | 2 to 4  |
| Independent Examiner's Report        | 5       |
| Statement of Financial Activities    | 6       |
| Balance Sheet                        | 7       |
| Notes to the Financial Statements    | 8 to 14 |

## **Hanley & Gellestrobe Charities**

**known as Henry Hanley for Almshouses**

### **Reference and Administrative Details**

|                                    |                            |
|------------------------------------|----------------------------|
| <b>Trustees</b>                    | Councillor Wendy Smith     |
|                                    | Councillor Rebecca Langton |
|                                    | Councillor Phil Jackson    |
|                                    | Councillor Maria Joannou   |
|                                    | Councillor Ethan Radford   |
| <b>Charity Registration Number</b> | 220718                     |
| <b>Principal Office</b>            | Nottingham City Homes      |
|                                    | Loxley House               |
|                                    | Station Street             |
|                                    | Nottingham                 |
|                                    | Nottinghamshire            |
| <b>Independent Examiner</b>        | NG2 3NJ                    |
|                                    | Eva Stevens, employee of   |
|                                    | Community Accounting Plus  |
|                                    | Units 1 & 2 North West     |
|                                    | 41 Talbot Street           |
|                                    | Nottingham                 |
|                                    | NG1 5GL                    |

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Trustees' Report**

The trustees present the annual report together with the financial statements of the charity for the year ended 31 March 2025.

**Structure, governance and management**

*Nature of governing document*

The charity is operated under the rules of its constitution adopted 6/8/1963.

*Organisational structure*

5 Trustees

Administrative Officer (the Clerk)

Financial Advisor (the Treasurer)

Property management officers provided by Nottingham City Council

Decisions are taken at meetings by the trustees, upon recommendations placed before them, in report format, by the appropriate representatives of Nottingham City Council.

**Relationships with related parties**

**Nottingham City Council**

Nottingham City Council is responsible for ensuring that the charities are administered and managed within the provisions of the scheme dated 2 June 1959. The Trustees of the Charity are appointed by the City Council via the Executive Board for a term of four years.

**Objectives and activities**

*Objects and aims*

The main objects of the Charities is to provide almshouse accommodation to poor persons of good character by letting of its nine properties.

Income generated from rental and also from various investments is used to maintain/upkeep the nine properties for this purpose.

*Objectives, strategies and activities*

Review of Activities

Activities of the charities are minimal. We are normally only needed when a housing related problem arises as our sole activity is to provide accommodation.

Service update reports are submitted to each meeting of the Trustees for information and decisions where appropriate to allow for the ongoing management of the properties and environment.

**Public benefit**

Providing accommodation for poor persons.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

**Hanley & Gellestrop Charities**  
**known as Henry Hanley for Almshouses**

**Trustees' Report (continued)**

**Financial review**

***Investment policy and objectives***

The charities investment portfolio consists of the following:-

- Charities Official Investment Fund - Accumulating and Income Shares – An annual purchase of accumulation shares is made in line with the National Association of Almshouses guidance to provide for future replacement of the properties which we have not purchased in from 2015/16 to 2024/25.
- Nottingham City Council - Temporary Deposit Surplus funds are held on short term deposit until required;
- Freehold properties are subject to formal re-valuation within a five year period. The last re-valuation was undertaken for the accounting period ended 31 March 2018. A revaluation to take place in 25/26.

***Major risks and management of those risks***

***Building repairs***

No major works carried out during this financial year only day to day repairs and servicing to maintenance properties.

**Plans for future periods**

***Aims and key objectives for future periods***

To continue to administer and provide accommodation in line with the Charities' governing document, Increase to the weekly maintenance contribution as advised by the Almshouse Association to improve the charities homes and lives for the residents.

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Trustees' Report (continued)**

**Statement of Trustees' Responsibilities**

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

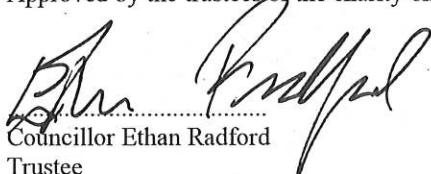
The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees of the charity on 17/12/2025... and signed on its behalf by:

  
Councillor Ethan Radford  
Trustee

## **Hanley & Gellestrop Charities**

**known as Henry Hanley for Almshouses**

### **Independent Examiner's Report to the trustees of Hanley & Gellestrop Charities**

#### **Independent examiner's report to the trustees of Hanley & Gellestrop Charities**

I report to the trustees on my examination of the accounts of Hanley & Gellestrop Charities (the Charity) for the year ended 31 March 2025.

#### **Responsibilities and basis of report**

As the trustees of the charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

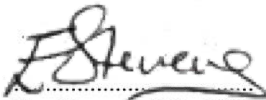
I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable directions given by the Charity Commission under section 145(5)(b) of the Act.

#### **Independent examiner's statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Eva Stevens, BSc, CPFA, employee of Community Accounting Plus  
member of the Chartered Institute of Public Finance and Accountancy (CIPFA)

Units 1 & 2 North West  
41 Talbot Street  
Nottingham  
NG1 5GL

Date: 18/12/2025

# Hanley & Gellestrobe Charities

known as Henry Hanley for Almshouses

## Statement of Financial Activities for the Year Ended 31 March 2025

|                                    | Note | Unrestricted<br>£ | Total<br>2025<br>£ | Total<br>2024<br>£ |
|------------------------------------|------|-------------------|--------------------|--------------------|
| <b>Income and Endowments from:</b> |      |                   |                    |                    |
| Charitable activities              | 2    | 43,945            | 43,945             | 39,607             |
| Investment income                  | 3    | 1,495             | 1,495              | 1,478              |
| Total Income                       |      | 45,440            | 45,440             | 41,085             |
| <b>Expenditure on:</b>             |      |                   |                    |                    |
| Charitable activities              | 4    | (40,726)          | (40,726)           | (22,989)           |
| Total Expenditure                  |      | (40,726)          | (40,726)           | (22,989)           |
| Gains/losses on investment assets  |      | (8,003)           | (8,003)            | 35,994             |
| Net movement in funds              |      | (3,289)           | (3,289)            | 54,090             |
| <b>Reconciliation of funds</b>     |      |                   |                    |                    |
| Total funds brought forward        |      | 1,142,272         | 1,142,272          | 1,088,182          |
| Total funds carried forward        |      | 1,138,983         | 1,138,983          | 1,142,272          |

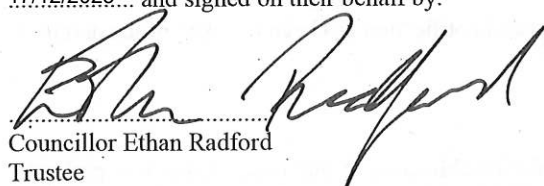
The notes on pages 8 to 14 form an integral part of these financial statements.

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**(Registration number: 220718)**  
**Balance Sheet as at 31 March 2025**

|                                                                | Note | 2025<br>£        | 2024<br>£        |
|----------------------------------------------------------------|------|------------------|------------------|
| <b>Fixed assets</b>                                            |      |                  |                  |
| Tangible assets                                                | 7    | 690,000          | 690,000          |
| Investments                                                    | 8    | <u>339,769</u>   | <u>347,772</u>   |
|                                                                |      | <u>1,029,769</u> | <u>1,037,772</u> |
| <b>Current assets</b>                                          |      |                  |                  |
| Debtors                                                        | 9    | 43,083           | 41,112           |
| Cash at bank and in hand                                       |      | <u>82,180</u>    | <u>75,057</u>    |
|                                                                |      | 125,263          | 116,169          |
| <b>Creditors: Amounts falling due within one year</b>          | 10   | <u>(16,049)</u>  | <u>(8,369)</u>   |
| <b>Net current assets</b>                                      |      | <u>109,214</u>   | <u>107,800</u>   |
| <b>Total assets less current liabilities</b>                   |      | 1,138,983        | 1,145,572        |
| <b>Creditors: Amounts falling due after more than one year</b> | 11   | <u>-</u>         | <u>(3,300)</u>   |
| <b>Net assets</b>                                              |      | <u>1,138,983</u> | <u>1,142,272</u> |
| <b>Funds of the charity:</b>                                   |      |                  |                  |
| <b>Unrestricted income funds</b>                               |      |                  |                  |
| Unrestricted funds                                             |      | <u>1,138,983</u> | <u>1,142,272</u> |
| <b>Total funds</b>                                             |      | <u>1,138,983</u> | <u>1,142,272</u> |

The financial statements on pages 6 to 14 were approved by the trustees, and authorised for issue on 17/12/2025... and signed on their behalf by:

  
Councillor Ethan Radford  
Trustee

## **Hanley & Gellestrop Charities**

**known as Henry Hanley for Almshouses**

### **Notes to the Financial Statements for the Year Ended 31 March 2025**

#### **1 Accounting policies**

##### **Statement of compliance**

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

##### **Basis of preparation**

Hanley & Gellestrop Charities meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

##### **Exemption from preparing a cash flow statement**

Under the exemption available to smaller charities the Board of Trustees has chosen not to include a Statement of Cash Flows within the financial statements.

##### **Going concern**

The financial statements have been prepared on a going concern basis.

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

##### **Income and endowments**

###### ***Investment income***

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

###### ***Expenditure***

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregates similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

###### ***Charitable activities***

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

**Hanley & Gellestroe Charities**  
**known as Henry Hanley for Almshouses**

**Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)**

**Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

**Tangible fixed assets**

Individual fixed assets costing £1000 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

**Depreciation and amortisation**

**Asset class**

Land and buildings

**Depreciation method and rate**

Shown at market value.

**Fixed asset investments**

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

**Trade debtors**

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

**Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

## Hanley & Gellestrobe Charities

known as Henry Hanley for Almshouses

### Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

#### Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

#### Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

#### Fund structure

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

### 2 Income from charitable activities

|                           | Unrestricted<br>funds<br>General<br>£ | Total<br>2025<br>£ | Total<br>2024<br>£ |
|---------------------------|---------------------------------------|--------------------|--------------------|
| Maintenance contributions | 43,945                                | 43,945             | 39,607             |

### 3 Investment income

|                                           | Unrestricted<br>funds<br>General<br>£ | Total<br>2025<br>£ | Total<br>2024<br>£ |
|-------------------------------------------|---------------------------------------|--------------------|--------------------|
| Interest receivable and similar income;   |                                       |                    |                    |
| Interest receivable on bank deposits      | 272                                   | 272                | 278                |
| Other income from fixed asset investments | 1,223                                 | 1,223              | 1,200              |
|                                           | 1,495                                 | 1,495              | 1,478              |

## Hanley & Gellestrobe Charities

known as Henry Hanley for Almshouses

### Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)

#### 4 Expenditure on charitable activities

|                           | Unrestricted<br>funds<br>General<br>£ | Total<br>2025<br>£ | Total<br>2024<br>£ |
|---------------------------|---------------------------------------|--------------------|--------------------|
| Subscriptions             | 343                                   | 343                | 196                |
| Water                     | 2,719                                 | 2,719              | 2,581              |
| Insurance                 | 1,471                                 | 1,471              | 1,462              |
| Housing management        | 8,653                                 | 8,653              | 8,400              |
| Independent examiners fee | 690                                   | 690                | 666                |
| Ordinary repairs          | 17,791                                | 17,791             | 2,943              |
| Cyclical repairs          | 5,450                                 | 5,450              | 4,896              |
| Bank & loan charges       | 71                                    | 71                 | 71                 |
| Administration fee        | 165                                   | 165                | 166                |
| Council tax               | 3,373                                 | 3,373              | 1,608              |
|                           | 40,726                                | 40,726             | 22,989             |

#### 5 Independent examiner's fees

During the period, the fees payable (excluding VAT) to the charity's independent examiner Community Accounting Plus are analysed as follows:

|                         | 2025<br>£ | 2024<br>£ |
|-------------------------|-----------|-----------|
| Independent examination | 575       | 555       |
|                         | 575       | 555       |

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)**

**6 Taxation**

The charity is a registered charity and is therefore exempt from corporation taxation.

**7 Tangible fixed assets**

|                       | <b>Land and<br/>buildings<br/>£</b> | <b>Total<br/>£</b> |
|-----------------------|-------------------------------------|--------------------|
| <b>Cost</b>           |                                     |                    |
| At 1 April 2024       | 690,000                             | 690,000            |
| At 31 March 2025      | 690,000                             | 690,000            |
| <b>Depreciation</b>   |                                     |                    |
| At 31 March 2025      | -                                   | -                  |
| <b>Net book value</b> |                                     |                    |
| At 31 March 2025      | 690,000                             | 690,000            |
| At 31 March 2024      | 690,000                             | 690,000            |

**8 Fixed asset investments**

|                   | <b>2025<br/>£</b> | <b>2024<br/>£</b> |
|-------------------|-------------------|-------------------|
| Other investments | 339,769           | 347,772           |

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)**

**Other investments**

|                          | Unlisted<br>investments<br>£ | Total<br>£     |
|--------------------------|------------------------------|----------------|
| <b>Cost or Valuation</b> |                              |                |
| At 1 April 2024          | 347,772                      | 347,772        |
| Revaluation              | (8,003)                      | (8,003)        |
| At 31 March 2025         | <u>339,769</u>               | <u>339,769</u> |
| <b>Net book value</b>    |                              |                |
| At 31 March 2025         | <u>339,769</u>               | <u>339,769</u> |
| At 31 March 2024         | <u>347,772</u>               | <u>347,772</u> |

**9 Debtors**

|                | 2025<br>£     | 2024<br>£     |
|----------------|---------------|---------------|
| Trade debtors  | 42,180        | 38,710        |
| Prepayments    | 353           | 2,123         |
| Accrued income | 550           | 279           |
|                | <u>43,083</u> | <u>41,112</u> |

**10 Creditors: amounts falling due within one year**

|                 | 2025<br>£     | 2024<br>£    |
|-----------------|---------------|--------------|
| Trade creditors | 12,059        | 5,069        |
| Other loans     | 3,300         | 3,300        |
| Other creditors | 690           | -            |
|                 | <u>16,049</u> | <u>8,369</u> |

**Other borrowings**

The Almshouse Association Loan with a carrying amount of £3,300 (2024 - £6,600) is denominated in Sterling with a nominal interest rate of 0 (2024 - 0). The final instalment is due on 31 March 2026.

Repayment is through half yearly instalments of £1733 over 10 years.

**11 Creditors: amounts falling due after one year**

|             | 2025<br>£ | 2024<br>£    |
|-------------|-----------|--------------|
| Other loans | <u>-</u>  | <u>3,300</u> |

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Notes to the Financial Statements for the Year Ended 31 March 2025 (continued)**

**12 Related party transactions**

During the year the charity made the following related party transactions:

Related parties include Charity Trustees and Nottingham City Council as the organisation with responsibility for appointing or removing trustees.

Nottingham City Council Transactions :-

Temporary Loan on deposit 31 March 2025 £5,500

Interest on Temporary Deposit £272

Insurance £1,471

Property maintenance works provided by Nottingham City Homes £21,341

Annual Property Management Fee £8,653

At the Meeting of Trustees 20 February 2004 it was resolved that the housing management function be transferred to Nottingham City Council. With effect from 1 April 2005 Nottingham City Homes an arms length management organisation of Nottingham City Council became responsible for the property management function).

At the balance sheet date the amount due to/from related parties was £Nil (2024 - £Nil).

**13 Repairs additional information**

|                       | Opening<br>balances<br>£ | Incoming<br>resources<br>£ | (Resources<br>expended)<br>£ | Closing<br>balances<br>£ |
|-----------------------|--------------------------|----------------------------|------------------------------|--------------------------|
| Ordinary repairs      | (13,574)                 | 6,489                      | (17,791)                     | (24,876)                 |
| Cyclical Maintenance  | 67,365                   | 9,396                      | (5,450)                      | 71,311                   |
| Extraordinary repairs | (5,796)                  | 5,751                      | -                            | (45)                     |
|                       | <u>47,995</u>            | <u>21,636</u>              | <u>(23,241)</u>              | <u>46,390</u>            |

Within these repair funds, the income represents the amounts required to be set aside by the Almshouse Association, the expenditure is the actual spend in the period.

**14 Trustees remuneration and expenses**

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

**HENRY HANLEY FOR ALMSHOUSES**

England & Wales - Charity number 220718

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# Accounts

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Charity registration number: 220718

# Hanley & Gellestrobe Charities

known as

Henry Hanley for Almshouses

Annual Report and Financial Statements

for the Year Ended 31 March 2024

Community Accounting Plus  
Units 1 & 2 North West  
41 Talbot Street  
Nottingham  
NG1 5GL

**Hanley & Gellestrobe Charities**  
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**Contents (continued)**

|                                      |         |
|--------------------------------------|---------|
| Reference and Administrative Details | 1       |
| Trustees' Report                     | 2 to 4  |
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**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Reference and Administrative Details**

|                                    |                            |
|------------------------------------|----------------------------|
| <b>Trustees</b>                    | Councillor Wendy Smith     |
|                                    | Councillor Rebecca Langton |
|                                    | Councillor Phil Jackson    |
|                                    | Councillor Maria Joannou   |
|                                    | Councillor Ethan Radford   |
| <b>Charity Registration Number</b> | 220718                     |
| <b>Principal Office</b>            | Nottingham City Homes      |
|                                    | Loxley House               |
|                                    | Station Street             |
|                                    | Nottingham                 |
|                                    | Nottinghamshire            |
| <b>Independent Examiner</b>        | NG2 3NJ                    |
|                                    | John O'Brien, employee of  |
|                                    | Community Accounting Plus  |
|                                    | Units 1 & 2 North West     |
|                                    | 41 Talbot Street           |
|                                    | Nottingham                 |
|                                    | NG1 5GL                    |

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Trustees' Report**

The trustees present the annual report together with the financial statements of the charity for the year ended 31 March 2024.

**Objectives and activities**

***Objects and aims***

The main objects of the Charities is to provide almshouse accommodation to poor persons of good character by letting of its nine properties.

Our objectives were achieved by providing accommodation for poor persons.

Income generated from rental and also from various investments is used to maintain/upkeep the nine properties for this purpose.

***Objectives, strategies and activities***

**Review of Activities**

Activities of the charities are minimal. We are normally only needed when a housing related problem arises as our sole activity is to provide accommodation.

Service update reports are submitted to each meeting of the Trustees for information and decisions where appropriate to allow for the ongoing management of the properties and environment.

***Public benefit***

Providing accommodation for poor persons.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

**Financial review**

***Investment policy and objectives***

The charities investment portfolio consists of the following:-

- Charities Official Investment Fund - Accumulating and Income Shares – An annual purchase of accumulation shares is made in line with the National Association of Almshouses guidance to provide for future replacement of the properties which we have not purchased in from 2015/16 to 2023/24
- Nottingham City Council - Temporary Deposit Surplus funds are held on short term deposit until required;
- Freehold properties are subject to formal re-valuation within a five year period. The last re-valuation was undertaken for the accounting period ended 31 March 2018
- During the year ended 31 March 2024 the net market value of holdings increase by £35,994

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**  
**Trustees' Report (continued)**

**Plans for future periods**

***Aims and key objectives for future periods***

To continue to administer and provide accommodation in line with the Charities governing document.  
Increase to the weekly maintenance contribution as advised by the Almshouse Association to improve the charities homes and lives for the residents.

**Structure, governance and management**

***Nature of governing document***

The charity is operated under the rules of its constitution adopted 6/8/1963.

***Organisational structure***

5 Trustees  
Administrative Officer (the Clerk)  
Financial Advisor (the Treasurer)  
Property management officers provided by Nottingham City Council

Decisions are taken at meetings by the trustees, upon recommendations placed before them, in report format, by the appropriate representatives of Nottingham City Council and Nottingham City Homes.

**Relationships with related parties**

**Nottingham City Homes**

Nottingham City Council is responsible for ensuring that the charities are administered and managed within the provisions of the scheme dated 2 June 1959. The Trustees of the Charity are appointed by the City Council via the Executive Board for a term of four years.

***Major risks and management of those risks***

***Building repairs***

No major works carried out during this financial year only day to day repairs and servicing to maintenance properties.

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Trustees' Report (continued)**

**Statement of Trustees' Responsibilities**

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

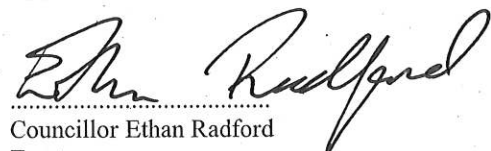
The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees of the charity on ..... and signed on its behalf by:

  
Councillor Ethan Radford  
Trustee

## **Hanley & Gellestrobe Charities**

**known as Henry Hanley for Almshouses**

### **Independent Examiner's Report to the trustees of Hanley & Gellestrobe Charities**

#### **Independent examiner's report to the trustees of Hanley & Gellestrobe Charities**

I report to the trustees on my examination of the accounts of Hanley & Gellestrobe Charities (the Charity) for the year ended 31 March 2024.

#### **Responsibilities and basis of report**

As the trustees of the charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

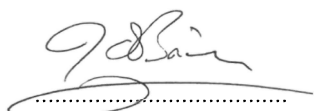
I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable directions given by the Charity Commission under section 145(5)(b) of the Act.

#### **Independent examiner's statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



John O'Brien MSc, FAIA, FCCA, FCIE, employee of Community Accounting Plus  
Fellow of the Association of Charity Independent Examiners

Units 1 & 2 North West  
41 Talbot Street  
Nottingham  
NG1 5GL

Date: 05/12/2024

# Hanley & Gellestrobe Charities

known as Henry Hanley for Almshouses

## Statement of Financial Activities for the Year Ended 31 March 2024

|                                    | Note | Unrestricted<br>£       | Total<br>2024<br>£      | Total<br>2023<br>£      |
|------------------------------------|------|-------------------------|-------------------------|-------------------------|
| <b>Income and Endowments from:</b> |      |                         |                         |                         |
| Charitable activities              | 2    | 39,607                  | 39,607                  | 42,889                  |
| Investment income                  | 3    | <u>1,478</u>            | <u>1,478</u>            | <u>1,326</u>            |
| Total Income                       |      | <u>41,085</u>           | <u>41,085</u>           | <u>44,215</u>           |
| <b>Expenditure on:</b>             |      |                         |                         |                         |
| Charitable activities              | 4    | <u>(22,989)</u>         | <u>(22,989)</u>         | <u>(21,220)</u>         |
| Total Expenditure                  |      | <u>(22,989)</u>         | <u>(22,989)</u>         | <u>(21,220)</u>         |
| Gains/losses on investment assets  |      | <u>35,994</u>           | <u>35,994</u>           | <u>(4,004)</u>          |
| Net movement in funds              |      | 54,090                  | 54,090                  | 18,991                  |
| <b>Reconciliation of funds</b>     |      |                         |                         |                         |
| Total funds brought forward        |      | <u>1,088,182</u>        | <u>1,088,182</u>        | <u>1,069,191</u>        |
| Total funds carried forward        |      | <u><u>1,142,272</u></u> | <u><u>1,142,272</u></u> | <u><u>1,088,182</u></u> |

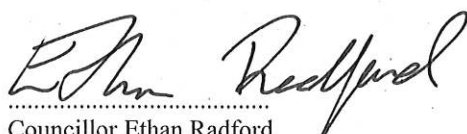
The notes on pages 8 to 14 form an integral part of these financial statements.

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

(Registration number: 220718)  
**Balance Sheet as at 31 March 2024**

|                                                                | Note | 2024<br>£        | 2023<br>£        |
|----------------------------------------------------------------|------|------------------|------------------|
| <b>Fixed assets</b>                                            |      |                  |                  |
| Tangible assets                                                | 7    | 690,000          | 690,000          |
| Investments                                                    | 8    | <u>347,772</u>   | <u>311,778</u>   |
|                                                                |      | <u>1,037,772</u> | <u>1,001,778</u> |
| <b>Current assets</b>                                          |      |                  |                  |
| Debtors                                                        | 9    | 41,112           | 7,703            |
| Cash at bank and in hand                                       |      | <u>75,057</u>    | <u>90,700</u>    |
|                                                                |      | 116,169          | 98,403           |
| <b>Creditors: Amounts falling due within one year</b>          | 10   | <u>(8,369)</u>   | <u>(5,564)</u>   |
| <b>Net current assets</b>                                      |      | <u>107,800</u>   | <u>92,839</u>    |
| <b>Total assets less current liabilities</b>                   |      | 1,145,572        | 1,094,617        |
| <b>Creditors: Amounts falling due after more than one year</b> | 11   | <u>(3,300)</u>   | <u>(6,435)</u>   |
| <b>Net assets</b>                                              |      | <u>1,142,272</u> | <u>1,088,182</u> |
| <b>Funds of the charity:</b>                                   |      |                  |                  |
| <b>Unrestricted income funds</b>                               |      |                  |                  |
| Unrestricted funds                                             |      | <u>1,142,272</u> | <u>1,088,182</u> |
| <b>Total funds</b>                                             |      | <u>1,142,272</u> | <u>1,088,182</u> |

The financial statements on pages 6 to 14 were approved by the trustees, and authorised for issue on ..... and signed on their behalf by:

  
 .....  
 Councillor Ethan Radford  
 Trustee

# **Hanley & Gellestrobe Charities**

## **known as Henry Hanley for Almshouses**

### **Notes to the Financial Statements for the Year Ended 31 March 2024**

#### **1 Accounting policies**

##### **Statement of compliance**

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

##### **Basis of preparation**

Hanley & Gellestrobe Charities meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

##### **Exemption from preparing a cash flow statement**

Under the exemption available to smaller charities the Board of Trustees has chosen not to include a Statement of Cash Flows within the financial statements.

##### **Going concern**

The financial statements have been prepared on a going concern basis.

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

##### **Income and endowments**

###### ***Investment income***

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

###### **Expenditure**

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregates similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

###### ***Charitable activities***

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)**

**Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

**Tangible fixed assets**

Individual fixed assets costing £1000 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

**Depreciation and amortisation**

**Asset class**

Land and buildings

**Depreciation method and rate**

Shown at market value.

**Fixed asset investments**

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

**Trade debtors**

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

**Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

**Hanley & Gellestrope Charities**  
**known as Henry Hanley for Almshouses**

**Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)**

**Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

**Borrowings**

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

**Fund structure**

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

**2 Income from charitable activities**

|                           | <b>Unrestricted<br/>funds<br/>General<br/>£</b> | <b>Total<br/>2024<br/>£</b> | <b>Total<br/>2023<br/>£</b> |
|---------------------------|-------------------------------------------------|-----------------------------|-----------------------------|
| Maintenance contributions | 39,607                                          | 39,607                      | 42,889                      |

**3 Investment income**

|                                           | <b>Unrestricted<br/>funds<br/>General<br/>£</b> | <b>Total<br/>2024<br/>£</b> | <b>Total<br/>2023<br/>£</b> |
|-------------------------------------------|-------------------------------------------------|-----------------------------|-----------------------------|
| Interest receivable and similar income;   |                                                 |                             |                             |
| Interest receivable on bank deposits      | 278                                             | 278                         | 126                         |
| Other income from fixed asset investments | 1,200                                           | 1,200                       | 1,200                       |
|                                           | 1,478                                           | 1,478                       | 1,326                       |

## **Hanley & Gellestrobe Charities**

### **known as Henry Hanley for Almshouses**

#### **Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)**

#### **4 Expenditure on charitable activities**

|                           | <b>Unrestricted<br/>funds<br/>General<br/>£</b> | <b>Total<br/>2024<br/>£</b> | <b>Total<br/>2023<br/>£</b> |
|---------------------------|-------------------------------------------------|-----------------------------|-----------------------------|
| Subscriptions             | 196                                             | 196                         | 187                         |
| Water                     | 2,581                                           | 2,581                       | 2,290                       |
| Insurance                 | 1,462                                           | 1,462                       | 1,129                       |
| Housing management        | 8,400                                           | 8,400                       | 7,789                       |
| Independent examiners fee | 666                                             | 666                         | 600                         |
| Ordinary repairs          | 2,943                                           | 2,943                       | 2,808                       |
| Cyclical repairs          | 4,896                                           | 4,896                       | 6,008                       |
| Bank & loan charges       | 71                                              | 71                          | 75                          |
| Administration fee        | 166                                             | 166                         | 166                         |
| Council tax               | 1,608                                           | 1,608                       | 168                         |
|                           | <u>22,989</u>                                   | <u>22,989</u>               | <u>21,220</u>               |

#### **5 Independent examiner's fees**

During the period, the fees payable (excluding VAT) to the charity's independent examiner Community Accounting Plus are analysed as follows:

|                         | <b>2024<br/>£</b> | <b>2023<br/>£</b> |
|-------------------------|-------------------|-------------------|
| Independent examination | 555               | 500               |
|                         | <u>555</u>        | <u>500</u>        |

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)**

**6 Taxation**

The charity is a registered charity and is therefore exempt from taxation.

**7 Tangible fixed assets**

|                       | <b>Land and<br/>buildings<br/>£</b> | <b>Total<br/>£</b> |
|-----------------------|-------------------------------------|--------------------|
| <b>Cost</b>           |                                     |                    |
| At 1 April 2023       | 690,000                             | 690,000            |
| At 31 March 2024      | 690,000                             | 690,000            |
| <b>Depreciation</b>   |                                     |                    |
| At 31 March 2024      | -                                   | -                  |
| <b>Net book value</b> |                                     |                    |
| At 31 March 2024      | 690,000                             | 690,000            |
| At 31 March 2023      | 690,000                             | 690,000            |

**8 Fixed asset investments**

|                   | <b>2024<br/>£</b> | <b>2023<br/>£</b> |
|-------------------|-------------------|-------------------|
| Other investments | 347,772           | 311,778           |

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)**

**Other investments**

|                          | Unlisted<br>investments<br>£ | Total<br>£     |
|--------------------------|------------------------------|----------------|
| <b>Cost or Valuation</b> |                              |                |
| At 1 April 2023          | 311,778                      | 311,778        |
| Revaluation              | 35,994                       | 35,994         |
| At 31 March 2024         | <u>347,772</u>               | <u>347,772</u> |
| <b>Net book value</b>    |                              |                |
| At 31 March 2024         | <u>347,772</u>               | <u>347,772</u> |
| At 31 March 2023         | <u>311,778</u>               | <u>311,778</u> |

**9 Debtors**

|               | 2024<br>£     | 2023<br>£    |
|---------------|---------------|--------------|
| Trade debtors | 38,710        | -            |
| Prepayments   | 2,402         | -            |
| Other debtors | -             | 7,703        |
|               | <u>41,112</u> | <u>7,703</u> |

**10 Creditors: amounts falling due within one year**

|                 | 2024<br>£    | 2023<br>£    |
|-----------------|--------------|--------------|
| Trade creditors | 5,069        | 1,499        |
| Other loans     | 3,300        | 3,465        |
| Other creditors | -            | 600          |
|                 | <u>8,369</u> | <u>5,564</u> |

**Other borrowings**

The Almshouse Association Loan with a carrying amount of £6,600 (2023 - £9,900) is denominated in Sterling with a nominal interest rate of 0 (2023 - 0). The final instalment is due on 31 March 2026.

Repayment is through half yearly instalments of £1733 over 10 years.

**11 Creditors: amounts falling due after one year**

|             | 2024<br>£    | 2023<br>£    |
|-------------|--------------|--------------|
| Other loans | <u>3,300</u> | <u>6,435</u> |

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)**

**12 Related party transactions**

During the year the charity made the following related party transactions:

Related parties include Charity Trustees and Nottingham City Council as the organisation with responsibility for appointing or removing trustees.

Nottingham City Council Transactions :-

Temporary Loan on deposit 31 March 2024 £5,500

Interest on Temporary Deposit £278

Insurance £1,462.14

Property maintenance works provided by Nottingham City Homes £7,140.60

Annual Property Management Fee £8,401

At the Meeting of Trustees 20 February 2004 it was resolved that the housing management function be transferred to Nottingham City Council. With effect from 1 April 2005 Nottingham City Homes an arms length management organisation of Nottingham City Council became responsible for the property management function).

At the balance sheet date the amount due to/from related parties was £Nil (2023 - £Nil).

**13 Repairs additional information**

|                       | <b>Opening<br/>balances<br/>£</b> | <b>Incoming<br/>resources<br/>£</b> | <b>(Resources<br/>expended)<br/>£</b> | <b>Closing<br/>balances<br/>£</b> |
|-----------------------|-----------------------------------|-------------------------------------|---------------------------------------|-----------------------------------|
| Ordinary repairs      | (16,868)                          | 6,237                               | (2,943)                               | (13,574)                          |
| Cyclical Maintenance  | 63,225                            | 9,036                               | (4,896)                               | 67,365                            |
| Extraordinary repairs | (11,322)                          | 5,526                               | -                                     | (5,796)                           |
|                       | <u>35,035</u>                     | <u>20,799</u>                       | <u>(7,839)</u>                        | <u>47,995</u>                     |

Within these repair funds, the income represents the amounts required to be set aside by the Almshouse Association, the expenditure is the actual spend in the period.

**14 Trustees remuneration and expenses**

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

**HENRY HANLEY FOR ALMSHOUSES**

England & Wales - Charity number 220718

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# Accounts

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Charity registration number: 220718

# Hanley & Gellestrobe Charities

known as

Henry Hanley for Almshouses

Annual Report and Financial Statements

for the Year Ended 31 March 2023

Community Accounting Plus  
Units 1 & 2 North West  
41 Talbot Street  
Nottingham  
NG1 5GL

**Hanley & Gellestrop Charities**  
**known as Henry Hanley for Almshouses**

**Contents (continued)**

|                                      |         |
|--------------------------------------|---------|
| Reference and Administrative Details | 1       |
| Trustees' Report                     | 2 to 4  |
| Independent Examiner's Report        | 5       |
| Statement of Financial Activities    | 6       |
| Balance Sheet                        | 7       |
| Notes to the Financial Statements    | 8 to 14 |

## **Hanley & Gellestrobe Charities**

**known as Henry Hanley for Almshouses**

### **Reference and Administrative Details**

|                                    |                            |
|------------------------------------|----------------------------|
| <b>Trustees</b>                    | Councillor Wendy Smith     |
|                                    | Councillor Rebecca Langton |
|                                    | Councillor Phil Jackson    |
|                                    | Councillor Maria Joannou   |
|                                    | Councillor Ethan Radford   |
| <b>Charity Registration Number</b> | 220718                     |
| <b>Principal Office</b>            | Nottingham City Homes      |
|                                    | Loxley House               |
|                                    | Station Street             |
|                                    | Nottingham                 |
|                                    | Nottinghamshire            |
| <b>Independent Examiner</b>        | NG3 3NJ                    |
|                                    | John O'Brien, employee of  |
|                                    | Community Accounting Plus  |
|                                    | Units 1 & 2 North West     |
|                                    | 41 Talbot Street           |
|                                    | Nottingham                 |
|                                    | NG1 5GL                    |

**Hanley & Gellestrop Charities**  
**known as Henry Hanley for Almshouses**

**Trustees' Report**

The trustees present the annual report together with the financial statements of the charity for the year ended 31 March 2023.

**Objectives and activities**

*Objects and aims*

The main objects of the Charities is to provide almshouse accommodation to poor persons of good character by letting of its nine properties.

Our objectives were achieved by providing accommodation for poor persons.

Income generated from rental and also from various investments is used to maintain/upkeep the nine properties for this purpose.

*Objectives, strategies and activities*

*Review of Activities*

Activities of the charities are minimal. We are normally only needed when a housing related problem arises as our sole activity is to provide accommodation.

Service update reports are submitted to each meeting of the Trustees for information and decisions where appropriate to allow for the ongoing management of the properties and environment.

*Public benefit*

Providing accommodation for poor persons.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

**Financial review**

**Investment Policy and Performance**

The charities investment portfolio consists of the following:-

- a) Charities Official Investment Fund - Accumulating and Income Shares -  
An annual purchase of accumulation shares is made in line with the National Association of Almshouses guidance to provide for future replacement of the properties.
- b) Nottingham City Council - Temporary Deposit  
Surplus funds are held on short term deposit until required;
- d) Freehold properties are subject to formal re-valuation within a five year period. The next re-valuation will be undertaken in 2024
- e) During the year ended 31 March 2023 the net market value of investments decreased by £4004

**Hanley & Gellestrop Charities**  
**known as Henry Hanley for Almshouses**

**Trustees' Report (continued)**

**Plans for future periods**

*Aims and key objectives for future periods*

To continue to administer and provide accommodation in line with the Charities' governing document.

Increase to the weekly maintenance contribution as advised by the Almshouse Association to improve the charities homes and lives for the residents'

**Structure, governance and management**

*Nature of governing document*

The charity is operated under the rules of its constitution adopted 6/8/1963.

*Organisational structure*

5 Trustees

Administrative Officer (the Clerk)

Financial Advisor (the Treasurer)

Property management officers provided by Nottingham City Homes

Decisions are taken at meetings by the trustees, upon recommendations placed before them, in report format, by the appropriate representatives of Nottingham City Council and Nottingham City Homes.

**Relationships with related parties**

**Nottingham City Homes**

Nottingham City Homes Ltd is responsible for ensuring that the charities are administered and managed within the provisions of the scheme dated 2 June 1959. The Trustees of the Charity are appointed by the City Council via the Executive Board for a term of four years.

*Major risks and management of those risks*

*Building repairs*

No major works carried out during this financial year only day to day repairs and servicing to maintenance properties.

A review of properties is to take place once the new 30 year plan has been recalculated in the New System.

**Hanley & Gellestrop Charities**  
**known as Henry Hanley for Almshouses**

**Trustees' Report (continued)**

**Statement of Trustees' Responsibilities**

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

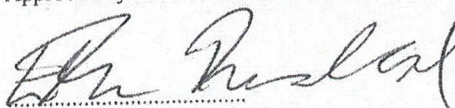
The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees of the charity on 29/1/24 and signed on its behalf by:



Councillor Ethan Radford  
Trustee

## **Hanley & Gellestrop Charities**

**known as Henry Hanley for Almshouses**

### **Independent Examiner's Report to the trustees of Hanley & Gellestrop Charities**

#### **Independent examiner's report to the trustees of Hanley & Gellestrop Charities**

I report to the trustees on my examination of the accounts of Hanley & Gellestrop Charities (the Charity) for the year ended 31 March 2023.

#### **Responsibilities and basis of report**

As the trustees of the charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

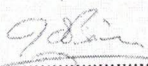
I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable directions given by the Charity Commission under section 145(5)(b) of the Act.

#### **Independent examiner's statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

  
John O'Brien MSc, FAIA, FCCA, FCIE, employee of Community Accounting Plus  
Fellow of the Association of Charity Independent Examiners

Units 1 & 2 North West  
41 Talbot Street  
Nottingham  
NG1 5GL

Date: 29/1/24

# Hanley & Gellestrop Charities

known as Henry Hanley for Almshouses

## Statement of Financial Activities for the Year Ended 31 March 2023

|                                    | Note | Unrestricted<br>£ | Total<br>2023<br>£ | Total<br>2022<br>£ |
|------------------------------------|------|-------------------|--------------------|--------------------|
| <b>Income and Endowments from:</b> |      |                   |                    |                    |
| Charitable activities              | 2    | 42,889            | 42,889             | 41,661             |
| Investment income                  | 3    | 1,326             | 1,326              | 1,187              |
| Total Income                       |      | 44,215            | 44,215             | 42,848             |
| <b>Expenditure on:</b>             |      |                   |                    |                    |
| Charitable activities              | 4    | (21,220)          | (21,220)           | (18,449)           |
| Total Expenditure                  |      | (21,220)          | (21,220)           | (18,449)           |
| Gains/losses on investment assets  |      | (4,004)           | (4,004)            | 31,268             |
| Net movement in funds              |      | 18,991            | 18,991             | 55,667             |
| <b>Reconciliation of funds</b>     |      |                   |                    |                    |
| Total funds brought forward        |      | 1,069,191         | 1,069,191          | 1,013,524          |
| Total funds carried forward        |      | 1,088,182         | 1,088,182          | 1,069,191          |

**Hanley & Gellestroe Charities**  
**known as Henry Hanley for Almshouses**

(Registration number: 220718)  
**Balance Sheet as at 31 March 2023**

|                                                         | Note | 2023<br>£        | 2022<br>£        |
|---------------------------------------------------------|------|------------------|------------------|
| <b>Fixed assets</b>                                     |      |                  |                  |
| Tangible assets                                         | 7    | 690,000          | 690,000          |
| Investments                                             | 8    | 311,778          | 315,782          |
|                                                         |      | <u>1,001,778</u> | <u>1,005,782</u> |
| <b>Current assets</b>                                   |      |                  |                  |
| Debtors                                                 | 9    | 7,703            | 11,260           |
| Cash at bank and in hand                                |      | 90,700           | 67,705           |
|                                                         |      | <u>98,403</u>    | <u>78,965</u>    |
| Creditors: Amounts falling due within one year          | 10   | (5,564)          | (5,821)          |
| Net current assets                                      |      | <u>92,839</u>    | <u>73,144</u>    |
| Total assets less current liabilities                   |      | 1,094,617        | 1,078,926        |
| Creditors: Amounts falling due after more than one year | 11   | (6,435)          | (9,735)          |
| Net assets                                              |      | <u>1,088,182</u> | <u>1,069,191</u> |
| <b>Funds of the charity:</b>                            |      |                  |                  |
| Unrestricted income funds                               |      |                  |                  |
| Unrestricted funds                                      |      | 1,088,182        | 1,069,191        |
| Total funds                                             |      | <u>1,088,182</u> | <u>1,069,191</u> |

The financial statements on pages 6 to 14 were approved by the trustees, and authorised for issue on 29/1/24 and signed on their behalf by:

  
 Councillor Ethan Radford  
 Trustee

## **Hanley & Gellestroe Charities**

### **known as Henry Hanley for Almshouses**

#### **Notes to the Financial Statements for the Year Ended 31 March 2023**

##### **1 Accounting policies**

###### **Statement of compliance**

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

###### **Basis of preparation**

Hanley & Gellestroe Charities meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

###### **Exemption from preparing a cash flow statement**

The charity opted to early adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

###### **Going concern**

The financial statements have been prepared on a going concern basis.

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

###### **Income and endowments**

###### ***Investment income***

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

###### ***Expenditure***

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregates similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

###### ***Charitable activities***

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

## **Hanley & Gellestroe Charities**

### **known as Henry Hanley for Almshouses**

#### **Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)**

##### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

##### **Tangible fixed assets**

Individual fixed assets costing £1000 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

##### **Depreciation and amortisation**

###### **Asset class**

Land and buildings

###### **Depreciation method and rate**

Shown at market value.

##### **Fixed asset investments**

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

##### **Trade debtors**

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

##### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)**

**Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

**Borrowings**

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

**Fund structure**

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

**2 Income from charitable activities**

|                           | Unrestricted<br>funds<br>General<br>£ | Total<br>2023<br>£ | Total<br>2022<br>£ |
|---------------------------|---------------------------------------|--------------------|--------------------|
| Maintenance contributions | 42,889                                | 42,889             | 41,661             |

**Hanley & Gellestroe Charities**  
**known as Henry Hanley for Almshouses**

**Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)**

**3 Investment income**

|                                           | Unrestricted<br>funds<br>General<br>£ | Total<br>2023<br>£ | Total<br>2022<br>£ |
|-------------------------------------------|---------------------------------------|--------------------|--------------------|
| Interest receivable and similar income;   |                                       |                    |                    |
| Interest receivable on bank deposits      | 126                                   | 126                | 11                 |
| Other income from fixed asset investments | 1,200                                 | 1,200              | 1,176              |
|                                           | <u>1,326</u>                          | <u>1,326</u>       | <u>1,187</u>       |

**4 Expenditure on charitable activities**

|                           | Unrestricted<br>funds<br>General<br>£ | Total<br>2023<br>£ | Total<br>2022<br>£ |
|---------------------------|---------------------------------------|--------------------|--------------------|
| Subscriptions             | 187                                   | 187                | 182                |
| Water                     | 2,290                                 | 2,290              | 2,160              |
| Insurance                 | 1,129                                 | 1,129              | 1,041              |
| Housing management        | 75                                    | 75                 | 7,223              |
| Independent examiners fee | 600                                   | 600                | 570                |
| Ordinary repairs          | 7,789                                 | 7,789              | 2,148              |
| Cyclical repairs          | 2,808                                 | 2,808              | 4,886              |
| Bank & loan charges       | 6,008                                 | 6,008              | 74                 |
| Administration fee        | 166                                   | 166                | 165                |
| Council tax               | 168                                   | 168                | -                  |
|                           | <u>21,220</u>                         | <u>21,220</u>      | <u>18,449</u>      |

**5 Independent examiner's fees**

During the period, the fees payable (excluding VAT) to the charity's independent examiner Community Accounting Plus are analysed as follows:

|                         | 2023<br>£  | 2022<br>£  |
|-------------------------|------------|------------|
| Independent examination | 500        | 475        |
|                         | <u>500</u> | <u>475</u> |

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)**

**6 Taxation**

The charity is a registered charity and is therefore exempt from taxation.

**7 Tangible fixed assets**

|                       | Land and<br>buildings<br>£ | Total<br>£ |
|-----------------------|----------------------------|------------|
| <b>Cost</b>           |                            |            |
| At 1 April 2022       | 690,000                    | 690,000    |
| At 31 March 2023      | 690,000                    | 690,000    |
| <b>Depreciation</b>   |                            |            |
| At 31 March 2023      | -                          | -          |
| <b>Net book value</b> |                            |            |
| At 31 March 2023      | 690,000                    | 690,000    |
| At 31 March 2022      | 690,000                    | 690,000    |

**8 Fixed asset investments**

|                   | 2023<br>£ | 2022<br>£ |
|-------------------|-----------|-----------|
| Other investments | 311,778   | 315,782   |

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)**

**Other investments**

|                          | Unlisted<br>investments<br>£ | Total<br>£     |
|--------------------------|------------------------------|----------------|
| <b>Cost or Valuation</b> |                              |                |
| At 1 April 2022          | 315,782                      | 315,782        |
| Revaluation              | <u>(4,004)</u>               | <u>(4,004)</u> |
| At 31 March 2023         | <u>311,778</u>               | <u>311,778</u> |
| <b>Net book value</b>    |                              |                |
| At 31 March 2023         | <u>311,778</u>               | <u>311,778</u> |
| At 31 March 2022         | <u>315,782</u>               | <u>315,782</u> |

**9 Debtors**

|               | 2023<br>£    | 2022<br>£     |
|---------------|--------------|---------------|
| Other debtors | <u>7,703</u> | <u>11,260</u> |

**10 Creditors: amounts falling due within one year**

|                 | 2023<br>£    | 2022<br>£    |
|-----------------|--------------|--------------|
| Trade creditors | 1,499        | 1,786        |
| Other loans     | 3,465        | 3,465        |
| Other creditors | <u>600</u>   | <u>570</u>   |
|                 | <u>5,564</u> | <u>5,821</u> |

**Other borrowings**

The Almshouse Association Loan with a carrying amount of £9,900 (2022 - £13,200) is denominated in Sterling with a nominal interest rate of 0 (2022 - 0). The final instalment is due on 31 March 2026.

Repayment is through half yearly instalments of £1733 over 10 years.

**11 Creditors: amounts falling due after one year**

|             | 2023<br>£    | 2022<br>£    |
|-------------|--------------|--------------|
| Other loans | <u>6,435</u> | <u>9,735</u> |

**Hanley & Gellestrop Charities**  
**known as Henry Hanley for Almshouses**

**Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)**

**12 Related party transactions**

During the year the charity made the following related party transactions:

Related parties include Charity Trustees and Nottingham City Council as the organisation with responsibility for appointing or removing trustees.

Nottingham City Council transactions:-

Temporary Loan on deposit 31 March 2022, £5,500  
Interest on Temporary Deposit £126  
Insurance £1,129  
Property maintenance works provided by Nottingham City Homes £5,229  
Nottingham City Homes - Annual Property Management Fee £7,789

(At the Meeting of Trustees 20 February 2004 it was resolved that the housing management function be transferred to Nottingham City Council.  
With effect from 1 April 2005 Nottingham City Homes an arms length management organisation of Nottingham City Council became responsible for the property management function).

At the balance sheet date the amount due to/from related parties was £Nil (2022 - £Nil).

**13 Repairs additional information**

|                       | Opening<br>balances<br>£ | Incoming<br>resources<br>£ | (Resources<br>expended)<br>£ | Closing<br>balances<br>£ |
|-----------------------|--------------------------|----------------------------|------------------------------|--------------------------|
| Ordinary repairs      | (19,640)                 | 5,580                      | (2,808)                      | (16,868)                 |
| Cyclical Maintenance  | 61,151                   | 8,082                      | (6,008)                      | 63,225                   |
| Extraordinary repairs | (16,263)                 | 4,941                      | -                            | (11,322)                 |
|                       | <u>25,248</u>            | <u>18,603</u>              | <u>(8,816)</u>               | <u>35,035</u>            |

Within these repair funds, the income represents the amounts required to be set aside by the Almshouse Association, the expenditure is the actual spend in the period.

**14 Trustees remuneration and expenses**

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

**HENRY HANLEY FOR ALMSHOUSES**

England & Wales - Charity number 220718

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# Accounts

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Charity registration number: 220718

# Hanley & Gellestrobe Charities

known as

Henry Hanley for Almshouses

Annual Report and Financial Statements

for the Year Ended 31 March 2022

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Contents**

|                                         |         |
|-----------------------------------------|---------|
| Reference and Administrative Details    | 1       |
| Trustees' Report                        | 2 to 3  |
| Statement of Trustees' Responsibilities | 4       |
| Independent Examiner's Report           | 5       |
| Statement of Financial Activities       | 6       |
| Balance Sheet                           | 7       |
| Notes to the Financial Statements       | 8 to 14 |

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Reference and Administrative Details**

|                                    |                            |
|------------------------------------|----------------------------|
| <b>Trustees</b>                    | Councillor Wendy Smith     |
|                                    | Councillor Rebecca Langton |
|                                    | Councillor Phil Jackson    |
|                                    | Councillor Maria Joannou   |
|                                    | Councillor Ethan Radford   |
| <b>Charity Registration Number</b> | 220718                     |
| <b>Principal Office</b>            | Nottingham City Homes      |
|                                    | Loxley House               |
|                                    | Station Street             |
|                                    | Nottingham                 |
|                                    | Nottinghamshire            |
| <b>Independent Examiner</b>        | NG3 3NJ                    |
|                                    | John O'Brien, employee of  |
|                                    | Community Accounting Plus  |
|                                    | Units 1 & 2 North West     |
|                                    | 41 Talbot Street           |
|                                    | Nottingham                 |
|                                    | NG1 5GL                    |

**Hanley & Gellestrop Charities**  
**known as Henry Hanley for Almshouses**

**Trustees' Report**

The trustees present the annual report together with the financial statements of the charity for the year ended 31 March 2022.

**Objectives and activities**

*Objects and aims*

The main objects of the Charities is to provide almshouse accommodation to poor persons of good character by letting of its nine properties.

Our objectives were achieved by providing accommodation for poor persons.

Income generated from rental and also from various investments is used to maintain/upkeep the nine properties for this purpose.

*Objectives, strategies and activities*

Review of Activities

Activities of the charities are minimal. We are normally only needed when a housing related problem arises as our sole activity is to provide accommodation.

Service update reports are submitted to each meeting of the Trustees for information and decisions where appropriate to allow for the ongoing management of the properties and environment.

*Public benefit*

Providing accommodation for poor persons.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

**Financial review**

Investment Policy and Performance

The charities investment portfolio consists of the following:-

- a) Charities Official Investment Fund - Accumulating and Income Shares - An annual purchase of accumulation shares is made in line with the National Association of Almshouses guidance to provide for future replacement of the properties. During the year ended 31 March 2022 the net market value of holdings increased by £31,268.
- b) Nottingham City Council - Temporary Deposit. Surplus funds are held on short term deposit until required;
- c) Freehold properties are subject to formal re-valuation within a five year period. The last re-valuation was undertaken for the accounting period ended 31 March 2018;
- d) During the year ended 31 March 2022 the net market value of the holdings increased by £55,667.

**Structure, governance and management**

*Nature of governing document*

The charity is operated under the rules of its constitution adopted 6/8/1963.

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**Trustees' Report**

***Organisational structure***

5 Trustees  
Administrative Officer (the Clerk)  
Financial Advisor (the Treasurer)  
Property management officers provided by Nottingham City Homes

Decisions are taken at meetings by the trustees, upon recommendations placed before them, in report format, by the appropriate representatives of Nottingham City Council and Nottingham City Homes.

**Relationships with related parties**

**Nottingham City Homes**

Nottingham City Homes Ltd is responsible for ensuring that the charities are administered and managed within the provisions of the scheme as set out in the attached Charity Commission document. The Trustees of the Charity are appointed by the City Council via the Executive Board for a term of four years.

***Major risks and management of those risks***

***Building repairs***

No major works carried out during this financial year only day to day repairs and servicing to maintenance properties.

A review of properties is to take place once the new 30 year plan has been recalculated in the New System.

## **Hanley & Gellestrobe Charities**

**known as Henry Hanley for Almshouses**

### **Statement of Trustees' Responsibilities**

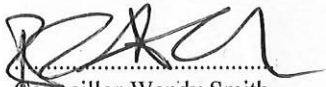
The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees of the charity on 26/1/23 and signed on its behalf by:

  
Councillor Wendy Smith  
Trustee

## **Hanley & Gellestrobe Charities**

**known as Henry Hanley for Almshouses**

### **Independent Examiner's Report to the trustees of Hanley & Gellestrobe Charities**

#### **Independent examiner's report to the trustees of Hanley & Gellestrobe Charities**

I report to the trustees on my examination of the accounts of Hanley & Gellestrobe Charities (the Charity) for the year ended 31 March 2022.

#### **Responsibilities and basis of report**

As the trustees of the charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

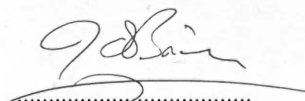
I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable directions given by the Charity Commission under section 145(5)(b) of the Act.

#### **Independent examiner's statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



John O'Brien MSc, FCCA, FCIE, employee of Community Accounting Plus  
Fellow of the Association of Charity Independent Examiners

Units 1 & 2 North West  
41 Talbot Street  
Nottingham  
NG1 5GL

Date: 27/1/23

# Hanley & Gellestrobe Charities

known as Henry Hanley for Almshouses

## Statement of Financial Activities for the Year Ended 31 March 2022

|                                    | Note | Unrestricted<br>£       | Total<br>2022<br>£      | Total<br>2021<br>£      |
|------------------------------------|------|-------------------------|-------------------------|-------------------------|
| <b>Income and Endowments from:</b> |      |                         |                         |                         |
| Charitable activities              | 2    | 41,661                  | 41,661                  | 39,064                  |
| Investment income                  | 3    | <u>1,187</u>            | <u>1,187</u>            | <u>1,158</u>            |
| Total Income                       |      | <u>42,848</u>           | <u>42,848</u>           | <u>40,222</u>           |
| <b>Expenditure on:</b>             |      |                         |                         |                         |
| Charitable activities              | 4    | <u>(18,449)</u>         | <u>(18,449)</u>         | <u>(20,511)</u>         |
| Total Expenditure                  |      | <u>(18,449)</u>         | <u>(18,449)</u>         | <u>(20,511)</u>         |
| Gains/losses on investment assets  |      | <u>31,268</u>           | <u>31,268</u>           | <u>53,355</u>           |
| Net movement in funds              |      | 55,667                  | 55,667                  | 73,066                  |
| <b>Reconciliation of funds</b>     |      |                         |                         |                         |
| Total funds brought forward        |      | <u>1,013,524</u>        | <u>1,013,524</u>        | <u>940,458</u>          |
| Total funds carried forward        |      | <u><u>1,069,191</u></u> | <u><u>1,069,191</u></u> | <u><u>1,013,524</u></u> |

The notes on pages 8 to 14 form an integral part of these financial statements.

**Hanley & Gellestrobe Charities**  
**known as Henry Hanley for Almshouses**

**(Registration number: 220718)**  
**Balance Sheet as at 31 March 2022**

|                                                                | Note | 2022<br>£        | 2021<br>£        |
|----------------------------------------------------------------|------|------------------|------------------|
| <b>Fixed assets</b>                                            |      |                  |                  |
| Tangible assets                                                | 7    | 690,000          | 690,000          |
| Investments                                                    | 8    | <u>315,782</u>   | <u>284,514</u>   |
|                                                                |      | <u>1,005,782</u> | <u>974,514</u>   |
| <b>Current assets</b>                                          |      |                  |                  |
| Debtors                                                        | 9    | 11,260           | 15,910           |
| Cash at bank and in hand                                       |      | <u>67,705</u>    | <u>41,696</u>    |
|                                                                |      | 78,965           | 57,606           |
| <b>Creditors: Amounts falling due within one year</b>          | 10   | <u>(5,821)</u>   | <u>(5,561)</u>   |
| <b>Net current assets</b>                                      |      | <u>73,144</u>    | <u>52,045</u>    |
| <b>Total assets less current liabilities</b>                   |      | 1,078,926        | 1,026,559        |
| <b>Creditors: Amounts falling due after more than one year</b> | 11   | <u>(9,735)</u>   | <u>(13,035)</u>  |
| <b>Net assets</b>                                              |      | <u>1,069,191</u> | <u>1,013,524</u> |
| <b>Funds of the charity:</b>                                   |      |                  |                  |
| <b>Unrestricted income funds</b>                               |      |                  |                  |
| Unrestricted funds                                             |      | <u>1,069,191</u> | <u>1,013,524</u> |
| <b>Total funds</b>                                             |      | <u>1,069,191</u> | <u>1,013,524</u> |

The financial statements on pages 6 to 14 were approved by the trustees, and authorised for issue on 26/1/23 and signed on their behalf by:

  
 .....  
 Councillor Rebecca Langton  
 Trustee

## **Hanley & Gellestrobe Charities**

### **known as Henry Hanley for Almshouses**

#### **Notes to the Financial Statements for the Year Ended 31 March 2022**

##### **1 Accounting policies**

###### **Statement of compliance**

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

###### **Basis of preparation**

Hanley & Gellestrobe Charities meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

###### **Exemption from preparing a cash flow statement**

The charity opted to adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

###### **Going concern**

The financial statements have been prepared on a going concern basis.

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

###### **Income and endowments**

###### ***Investment income***

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

###### ***Expenditure***

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregates similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

###### ***Charitable activities***

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

## **Hanley & Gellestrobe Charities**

### **known as Henry Hanley for Almshouses**

#### **Notes to the Financial Statements for the Year Ended 31 March 2022**

##### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

##### **Tangible fixed assets**

Individual fixed assets costing £1000 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

##### **Depreciation and amortisation**

###### **Asset class**

Land and buildings

###### **Depreciation method and rate**

Shown at market value.

##### **Fixed asset investments**

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

##### **Trade debtors**

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

##### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

## **Hanley & Gellestrobe Charities**

**known as Henry Hanley for Almshouses**

### **Notes to the Financial Statements for the Year Ended 31 March 2022**

#### **Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Borrowings**

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

#### **Fund structure**

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

## **2 Income from charitable activities**

|                           | <b>Unrestricted<br/>funds<br/>General<br/>£</b> | <b>Total<br/>2022<br/>£</b> | <b>Total<br/>2021<br/>£</b> |
|---------------------------|-------------------------------------------------|-----------------------------|-----------------------------|
| Maintenance contributions | <u>41,661</u>                                   | <u>41,661</u>               | <u>39,064</u>               |

# Hanley & Gellestrop Charities

known as Henry Hanley for Almshouses

## Notes to the Financial Statements for the Year Ended 31 March 2022

### 3 Investment income

|                                           | Unrestricted<br>funds<br>General<br>£ | Total<br>2022<br>£ | Total<br>2021<br>£ |
|-------------------------------------------|---------------------------------------|--------------------|--------------------|
| Interest receivable and similar income;   |                                       |                    |                    |
| Interest receivable on bank deposits      | 11                                    | 11                 | 5                  |
| Other income from fixed asset investments | 1,176                                 | 1,176              | 1,153              |
|                                           | <u>1,187</u>                          | <u>1,187</u>       | <u>1,158</u>       |

### 4 Expenditure on charitable activities

|                           | Unrestricted<br>funds<br>General<br>£ | Total<br>2022<br>£ | Total<br>2021<br>£ |
|---------------------------|---------------------------------------|--------------------|--------------------|
| Subscriptions             | 182                                   | 182                | 179                |
| Water                     | 2,160                                 | 2,160              | 2,302              |
| Insurance                 | 1,041                                 | 1,041              | 1,088              |
| Housing management        | 7,223                                 | 7,223              | 7,109              |
| Independent examiners fee | 570                                   | 570                | 552                |
| Ordinary repairs          | 2,148                                 | 2,148              | 4,018              |
| Cyclical repairs          | 4,886                                 | 4,886              | 4,301              |
| Bank & loan charges       | 74                                    | 74                 | 72                 |
| Administration fee        | 165                                   | 165                | 165                |
| Council tax               | -                                     | -                  | 725                |
|                           | <u>18,449</u>                         | <u>18,449</u>      | <u>20,511</u>      |

### 5 Independent examiner's fees

During the period, the fees payable (excluding VAT) to the charity's independent examiner Community Accounting Plus are analysed as follows:

|                         | 2022<br>£  | 2021<br>£  |
|-------------------------|------------|------------|
| Independent examination | 475        | 460        |
|                         | <u>475</u> | <u>460</u> |

## Hanley & Gellestrobe Charities

known as Henry Hanley for Almshouses

### Notes to the Financial Statements for the Year Ended 31 March 2022

#### 6 Taxation

The charity is a registered charity and is therefore exempt from taxation.

#### 7 Tangible fixed assets

|                       | Land and<br>buildings<br>£ | Total<br>£ |
|-----------------------|----------------------------|------------|
| <b>Cost</b>           |                            |            |
| At 1 April 2021       | 690,000                    | 690,000    |
| At 31 March 2022      | 690,000                    | 690,000    |
| <b>Depreciation</b>   |                            |            |
| At 31 March 2022      | -                          | -          |
| <b>Net book value</b> |                            |            |
| At 31 March 2022      | 690,000                    | 690,000    |
| At 31 March 2021      | 690,000                    | 690,000    |

#### 8 Fixed asset investments

|                   | 2022<br>£ | 2021<br>£ |
|-------------------|-----------|-----------|
| Other investments | 315,782   | 284,514   |

# Hanley & Gellestrobe Charities

known as Henry Hanley for Almshouses

## Notes to the Financial Statements for the Year Ended 31 March 2022

### Other investments

|                          | Unlisted<br>investments<br>£ | Total<br>£ |
|--------------------------|------------------------------|------------|
| <b>Cost or Valuation</b> |                              |            |
| At 1 April 2021          | 284,514                      | 284,514    |
| Revaluation              | 31,268                       | 31,268     |
| At 31 March 2022         | 315,782                      | 315,782    |
| <b>Net book value</b>    |                              |            |
| At 31 March 2022         | 315,782                      | 315,782    |
| At 31 March 2021         | 284,514                      | 284,514    |

### 9 Debtors

|               | 2022<br>£ | 2021<br>£ |
|---------------|-----------|-----------|
| Other debtors | 11,260    | 15,910    |

### 10 Creditors: amounts falling due within one year

|                 | 2022<br>£ | 2021<br>£ |
|-----------------|-----------|-----------|
| Trade creditors | 1,786     | 1,544     |
| Other loans     | 3,465     | 3,465     |
| Other creditors | 570       | 552       |
|                 | 5,821     | 5,561     |

### Other borrowings

The Almshouse Association Loan with a carrying amount of £13,200 (2021 - £16,500) is denominated in Sterling with a nominal interest rate of 0 (2021 - 0). The final instalment is due on 31 March 2026.

Repayment is through half yearly instalments of £1732.50 over 10 years.

### 11 Creditors: amounts falling due after one year

|             | 2022<br>£ | 2021<br>£ |
|-------------|-----------|-----------|
| Other loans | 9,735     | 13,035    |

## Hanley & Gellestrobe Charities

known as Henry Hanley for Almshouses

### Notes to the Financial Statements for the Year Ended 31 March 2022

#### 12 Related party transactions

During the year the charity made the following related party transactions:

Related parties include Charity Trustees and Nottingham City Council as the organisation with responsibility for appointing or removing trustees.

Nottingham City Council transactions:-

Temporary Loan on deposit 31 March 2022, £5,500

Interest on Temporary Deposit £44.97

Property maintenance works provided by Nottingham City Homes £5,229

Nottingham City Homes - Annual Property Management Fee £7,222

(At the Meeting of Trustees 20 February 2004 it was resolved that the housing management function be transferred to Nottingham City Council.

With effect from 1 April 2005 Nottingham City Homes an arms length management organisation of Nottingham City Council became responsible for the property management function).

At the balance sheet date the amount due to/from related parties was £Nil (2021 - £Nil).

#### 13 Repairs additional information

|                       | Opening<br>balances<br>£ | Incoming<br>resources<br>£ | (Resources<br>expended)<br>£ | Closing<br>balances<br>£ |
|-----------------------|--------------------------|----------------------------|------------------------------|--------------------------|
| Ordinary repairs      | (22,802)                 | 5,310                      | (2,148)                      | (19,640)                 |
| Cyclical Maintenance  | 58,351                   | 7,686                      | (4,886)                      | 61,151                   |
| Extraordinary repairs | (20,961)                 | 4,698                      | -                            | (16,263)                 |
|                       | <u>14,588</u>            | <u>17,694</u>              | <u>(7,034)</u>               | <u>25,248</u>            |

Within these repair funds, the income represents the amounts required to be set aside by the Almshouse Association, the expenditure is the actual spend in the period.

The opening balances have been restated to correct for the incorrect opening balances stated in the previous period.

#### 14 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

**HENRY HANLEY FOR ALMSHOUSES**

England & Wales - Charity number 220718

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# Accounts

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Charity registration number: 220718

# Hanley & Gellestrobe Charities

Annual Report and Financial Statements

for the Year Ended 31 March 2021

# **Hanley & Gellestrobe Charities**

## **Contents**

|                                         |         |
|-----------------------------------------|---------|
| Reference and Administrative Details    | 1       |
| Trustees' Report                        | 2 to 3  |
| Statement of Trustees' Responsibilities | 4       |
| Independent Examiner's Report           | 5       |
| Statement of Financial Activities       | 6       |
| Balance Sheet                           | 7       |
| Notes to the Financial Statements       | 8 to 14 |

## **Hanley & Gellestrobe Charities**

### **Reference and Administrative Details**

|                                    |                            |
|------------------------------------|----------------------------|
| <b>Trustees</b>                    | Councillor Wendy Smith     |
|                                    | Councillor Ethan Radford   |
|                                    | Councillor Maria Joannou   |
|                                    | Councillor Rebecca Langton |
|                                    | Councillor Phil Jackson    |
| <b>Charity Registration Number</b> | 220718                     |
| <b>Principal Office</b>            | Nottingham City Homes      |
|                                    | Loxley House               |
|                                    | Station Street             |
|                                    | Nottingham                 |
|                                    | Nottinghamshire            |
| <b>Independent Examiner</b>        | NG3 3NJ                    |
|                                    | John O'Brien, employee of  |
|                                    | Community Accounting Plus  |
|                                    | Units 1 & 2 North West     |
|                                    | 41 Talbot Street           |
|                                    | Nottingham                 |
|                                    | NG1 5GL                    |

# **Hanley & Gellestrop Charities**

## **Trustees' Report**

The trustees present the annual report together with the financial statements of the charity for the year ended 31 March 2021.

### **Objectives and activities**

#### ***Objects and aims***

The main objects of the Charities is to provide almshouse accommodation to poor persons of good character by letting of its nine properties.

Our objectives were achieved by providing accommodation for poor persons.

Income generated from rental and also from various investments is used to maintain/upkeep the nine properties for this purpose.

#### ***Objectives, strategies and activities***

##### **Review of Activities**

Activities of the charities are minimal. We are normally only needed when a housing related problem arises as our sole activity is to provide accommodation.

Service update reports are submitted to each meeting of the Trustees for information and decisions where appropriate to allow for the ongoing management of the properties and environment.

#### ***Public benefit***

Providing accommodation for poor persons.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

### **Structure, governance and management**

#### ***Nature of governing document***

The charity is operated under the rules of its constitution adopted 6/8/1963.

#### ***Organisational structure***

5 Trustees

Administrative Officer (the Clerk)

Financial Advisor (the Treasurer)

Property management officers provided by Nottingham City Homes

Decisions are taken at meetings by the trustees, upon recommendations placed before them, in report format, by the appropriate representatives of Nottingham City Council and Nottingham City Homes.

## **Hanley & Gellestrobe Charities**

### **Trustees' Report**

#### **Relationships with related parties**

##### **Nottingham City Homes**

Nottingham City Homes Ltd is responsible for ensuring that the charities are administered and managed within the provisions of the scheme as set out in the attached Charity Commission document. The Trustees of the Charity are appointed by the City Council via the Executive Board for a term of four years.

#### ***Major risks and management of those risks***

##### ***Building repairs***

No major works carried out during this financial year only day to day repairs and servicing to maintenance properties.

## **Hanley & Gellestrobe Charities**

### **Statement of Trustees' Responsibilities**

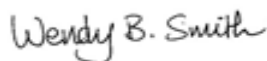
The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees of the charity on 27 January 2022 and signed on its behalf by:



Councillor Wendy Smith  
Trustee

## **Hanley & Gellestrobe Charities**

### **Independent Examiner's Report to the trustees of Hanley & Gellestrobe Charities**

#### **Independent examiner's report to the trustees of Hanley & Gellestrobe Charities**

I report to the trustees on my examination of the accounts of Hanley & Gellestrobe Charities (the Charity) for the year ended 31 March 2021.

#### **Responsibilities and basis of report**

As the trustees of the charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

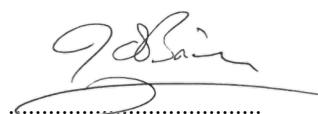
I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable directions given by the Charity Commission under section 145(5)(b) of the Act.

#### **Independent examiner's statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



John O'Brien MSc, FCCA, FCIE, employee of Community Accounting Plus  
Fellow of the Association of Charity Independent Examiners

Units 1 & 2 North West  
41 Talbot Street  
Nottingham  
NG1 5GL

Date: 27/1/2022

## Hanley & Gellestrop Charities

### Statement of Financial Activities for the Year Ended 31 March 2021

|                                    | Note | Unrestricted<br>£       | Total<br>2021<br>£      | Total<br>2020<br>£    |
|------------------------------------|------|-------------------------|-------------------------|-----------------------|
| <b>Income and Endowments from:</b> |      |                         |                         |                       |
| Charitable activities              | 2    | 39,054                  | 39,054                  | 39,004                |
| Investment income                  | 3    | <u>1,158</u>            | <u>1,158</u>            | <u>880</u>            |
| Total Income                       |      | <u>40,212</u>           | <u>40,212</u>           | <u>39,884</u>         |
| <b>Expenditure on:</b>             |      |                         |                         |                       |
| Charitable activities              | 4    | <u>(20,511)</u>         | <u>(20,511)</u>         | <u>(47,396)</u>       |
| Total Expenditure                  |      | <u>(20,511)</u>         | <u>(20,511)</u>         | <u>(47,396)</u>       |
| Gains/losses on investment assets  |      | <u>53,355</u>           | <u>53,355</u>           | <u>2,476</u>          |
| Net movement in funds              |      | 73,056                  | 73,056                  | (5,036)               |
| <b>Reconciliation of funds</b>     |      |                         |                         |                       |
| Total funds brought forward        |      | <u>940,458</u>          | <u>940,458</u>          | <u>945,494</u>        |
| Total funds carried forward        |      | <u><u>1,013,514</u></u> | <u><u>1,013,514</u></u> | <u><u>940,458</u></u> |

The notes on pages 8 to 14 form an integral part of these financial statements.

**Hanley & Gellestrobe Charities**  
**(Registration number: 220718)**  
**Balance Sheet as at 31 March 2021**

|                                                                | Note | 2021<br>£               | 2020<br>£             |
|----------------------------------------------------------------|------|-------------------------|-----------------------|
| <b>Fixed assets</b>                                            |      |                         |                       |
| Tangible assets                                                | 7    | 690,000                 | 690,000               |
| Investments                                                    | 8    | <u>284,514</u>          | <u>231,159</u>        |
|                                                                |      | <u>974,514</u>          | <u>921,159</u>        |
| <b>Current assets</b>                                          |      |                         |                       |
| Debtors                                                        | 9    | 15,900                  | 10,616                |
| Cash at bank and in hand                                       |      | <u>41,696</u>           | <u>37,036</u>         |
|                                                                |      | 57,596                  | 47,652                |
| <b>Creditors: Amounts falling due within one year</b>          | 10   | <u>(2,096)</u>          | <u>(8,553)</u>        |
| <b>Net current assets</b>                                      |      | <u>55,500</u>           | <u>39,099</u>         |
| <b>Total assets less current liabilities</b>                   |      | 1,030,014               | 960,258               |
| <b>Creditors: Amounts falling due after more than one year</b> | 11   | <u>(16,500)</u>         | <u>(19,800)</u>       |
| <b>Net assets</b>                                              |      | <u><u>1,013,514</u></u> | <u><u>940,458</u></u> |
| <b>Funds of the charity:</b>                                   |      |                         |                       |
| <b>Unrestricted income funds</b>                               |      |                         |                       |
| Unrestricted funds                                             |      | <u>1,013,514</u>        | <u>940,458</u>        |
| <b>Total funds</b>                                             |      | <u><u>1,013,514</u></u> | <u><u>940,458</u></u> |

The financial statements on pages 6 to 14 were approved by the trustees, and authorised for issue on 27 January 2022 and signed on their behalf by:

*Wendy B. Smith*

.....  
Councillor Wendy Smith  
Trustee

# **Hanley & Gellestrobe Charities**

## **Notes to the Financial Statements for the Year Ended 31 March 2021**

### **1 Accounting policies**

#### **Statement of compliance**

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

#### **Basis of preparation**

Hanley & Gellestrobe Charities meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

#### **Exemption from preparing a cash flow statement**

The charity opted to adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

#### **Going concern**

The financial statements have been prepared on a going concern basis.

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

#### **Income and endowments**

##### ***Investment income***

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

#### **Expenditure**

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregates similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

##### ***Charitable activities***

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

## **Hanley & Gellestrope Charities**

### **Notes to the Financial Statements for the Year Ended 31 March 2021**

#### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### **Tangible fixed assets**

Individual fixed assets costing £1000 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

#### **Depreciation and amortisation**

##### **Asset class**

Land and buildings

##### **Depreciation method and rate**

Shown at market value.

#### **Fixed asset investments**

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

#### **Trade debtors**

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### **Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

# Hanley & Gellestrobe Charities

## Notes to the Financial Statements for the Year Ended 31 March 2021

### Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

### Fund structure

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

### 2 Income from charitable activities

|                           | Unrestricted<br>funds<br>General<br>£ | Total<br>2021<br>£ | Total<br>2020<br>£ |
|---------------------------|---------------------------------------|--------------------|--------------------|
| Maintenance contributions | 39,054                                | 39,054             | 39,004             |

### 3 Investment income

|                                         | Unrestricted<br>funds<br>General<br>£ | Total<br>2021<br>£ | Total<br>2020<br>£ |
|-----------------------------------------|---------------------------------------|--------------------|--------------------|
| Interest receivable and similar income; |                                       |                    |                    |
| Interest receivable on bank deposits    | 1,158                                 | 1,158              | 880                |

# Hanley & Gellestrobe Charities

## Notes to the Financial Statements for the Year Ended 31 March 2021

### 4 Expenditure on charitable activities

|                           | Unrestricted<br>funds<br>General<br>£ | Total<br>2021<br>£ | Total<br>2020<br>£ |
|---------------------------|---------------------------------------|--------------------|--------------------|
| Subscriptions             | 179                                   | 179                | 170                |
| Water                     | 2,302                                 | 2,302              | 2,262              |
| Insurance                 | 1,088                                 | 1,088              | 1,096              |
| TV licences               | -                                     | -                  | 45                 |
| Housing management        | 7,109                                 | 7,109              | 7,046              |
| Independent examiners fee | 552                                   | 552                | 552                |
| Ordinary repairs          | 4,018                                 | 4,018              | 30,370             |
| Cyclical repairs          | 4,301                                 | 4,301              | 4,060              |
| Loan charges              | 72                                    | 72                 | 78                 |
| Administration fee        | 165                                   | 165                | 165                |
| Council tax               | 725                                   | 725                | 1,552              |
|                           | <u>20,511</u>                         | <u>20,511</u>      | <u>47,396</u>      |

### 5 Independent examiner's fees

During the period, the fees payable (excluding VAT) to the charity's independent examiner Community Accounting Plus are analysed as follows:

|                         | 2021<br>£  | 2020<br>£  |
|-------------------------|------------|------------|
| Independent examination | 460        | 460        |
|                         | <u>460</u> | <u>460</u> |

# Hanley & Gellestrobe Charities

## Notes to the Financial Statements for the Year Ended 31 March 2021

### 6 Taxation

The charity is a registered charity and is therefore exempt from taxation.

### 7 Tangible fixed assets

|                       | Land and<br>buildings<br>£ | Total<br>£ |
|-----------------------|----------------------------|------------|
| <b>Cost</b>           |                            |            |
| At 1 April 2020       | 690,000                    | 690,000    |
| At 31 March 2021      | 690,000                    | 690,000    |
| <b>Depreciation</b>   |                            |            |
| At 31 March 2021      | -                          | -          |
| <b>Net book value</b> |                            |            |
| At 31 March 2021      | 690,000                    | 690,000    |
| At 31 March 2020      | 690,000                    | 690,000    |

### 8 Fixed asset investments

|                   | 2021<br>£ | 2020<br>£ |
|-------------------|-----------|-----------|
| Other investments | 284,514   | 231,159   |

# Hanley & Gellestroe Charities

## Notes to the Financial Statements for the Year Ended 31 March 2021

### Other investments

|                          | Unlisted<br>investments<br>£ | Total<br>£ |
|--------------------------|------------------------------|------------|
| <b>Cost or Valuation</b> |                              |            |
| At 1 April 2020          | 231,159                      | 231,159    |
| Revaluation              | 53,355                       | 53,355     |
| At 31 March 2021         | 284,514                      | 284,514    |
| <b>Net book value</b>    |                              |            |
| At 31 March 2021         | 284,514                      | 284,514    |
| At 31 March 2020         | 231,159                      | 231,159    |

### 9 Debtors

|               | 2021<br>£ | 2020<br>£ |
|---------------|-----------|-----------|
| Trade debtors | 15,900    | 9,395     |
| Prepayments   | -         | 1,221     |
|               | 15,900    | 10,616    |

### 10 Creditors: amounts falling due within one year

|                 | 2021<br>£ | 2020<br>£ |
|-----------------|-----------|-----------|
| Trade creditors | 1,544     | 8,001     |
| Other creditors | 552       | 552       |
|                 | 2,096     | 8,553     |

### 11 Creditors: amounts falling due after one year

|             | 2021<br>£ | 2020<br>£ |
|-------------|-----------|-----------|
| Other loans | 16,500    | 19,800    |

## Hanley & Gellestrobe Charities

### Notes to the Financial Statements for the Year Ended 31 March 2021

#### 12 Related party transactions

During the year the charity made the following related party transactions:

Related parties include Charity Trustees and Nottingham City Council as the organisation with responsibility for appointing or removing trustees.

Nottingham City Council transactions:-

Temporary Loan on deposit 31 March 2020 £5,500

Interest on Temporary Deposit £0.00

Property maintenance works provided by Nottingham City Homes £6,775

Nottingham City Homes - Annual Property Management Fee £7,109

(At the Meeting of Trustees 20 February 2004 it was resolved that the housing management function be transferred to Nottingham City Council.

With effect from 1 April 2005 Nottingham City Homes an arms length management organisation of Nottingham City Council became responsible for the property management function).

At the balance sheet date the amount due to/from related parties was £Nil (2020 - £Nil).

#### 13 Repairs additional information

|                       | Opening<br>balances<br>£ | Incoming<br>resources<br>£ | (Resources<br>expended)<br>£ | Closing<br>balances<br>£ |
|-----------------------|--------------------------|----------------------------|------------------------------|--------------------------|
| Ordinary repairs      | (15,051)                 | 4,833                      | (4,018)                      | (14,236)                 |
| Cyclical Maintenance  | 62,527                   | 6,993                      | (4,301)                      | 65,219                   |
| Extraordinary repairs | (25,668)                 | 4,275                      | -                            | (21,393)                 |
|                       | <u>21,808</u>            | <u>16,101</u>              | <u>(8,319)</u>               | <u>29,590</u>            |

#### 14 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.